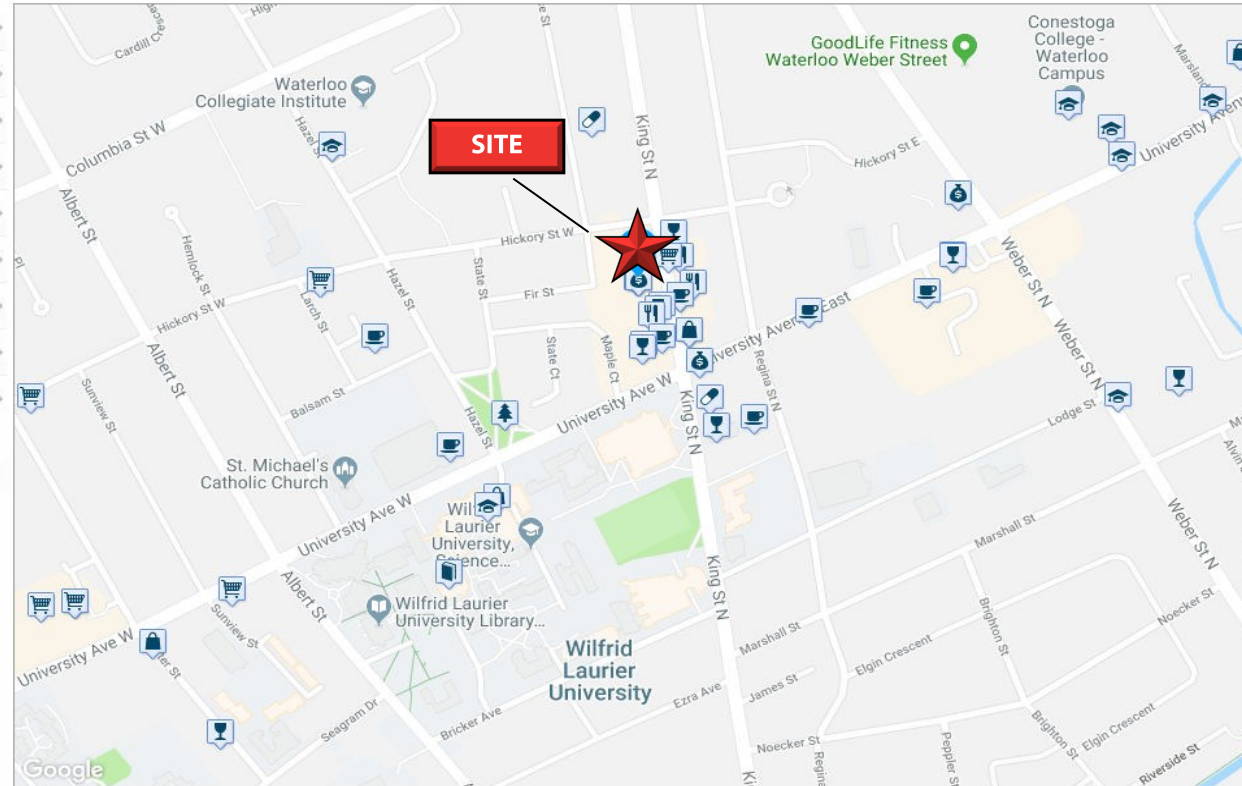


A PLACE WHERE BUSINESSES COME TO THRIVE

What's Nearby

- Restaurants:**
Subway/Freshii .01km
 - Coffee:**
Starbucks .1km
 - Bars:**
Pasha Resto Lounge .07km
 - Groceries:**
Farah Market Express .2km
 - Parks:**
Veteran's Green .3km
 - Schools:**
Wilfrid Laurier University .4km
 - Entertainment:**
Pin-Up Arcade Bar .2km
 - Errands:**
BMO Bank of Montreal .05km
- Commute to **Downtown Waterloo**
 🚗 3 min 🚏 11 min 🚲 6 min
 🚶 22 min
- Walk Score 81** Very Walkable
Most errands can be accomplished on foot.
- Transit Score 66** Good Transit
Many nearby public transportation options.
- Bike Score 60** Bikeable



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150 KING STREET SOUTH
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LEASING OPPORTUNITY |

**PROFESSIONAL OFFICE SPACE AT THE CORNER OF KING AND UNIVERSITY
255 KING STREET NORTH, WATERLOO**



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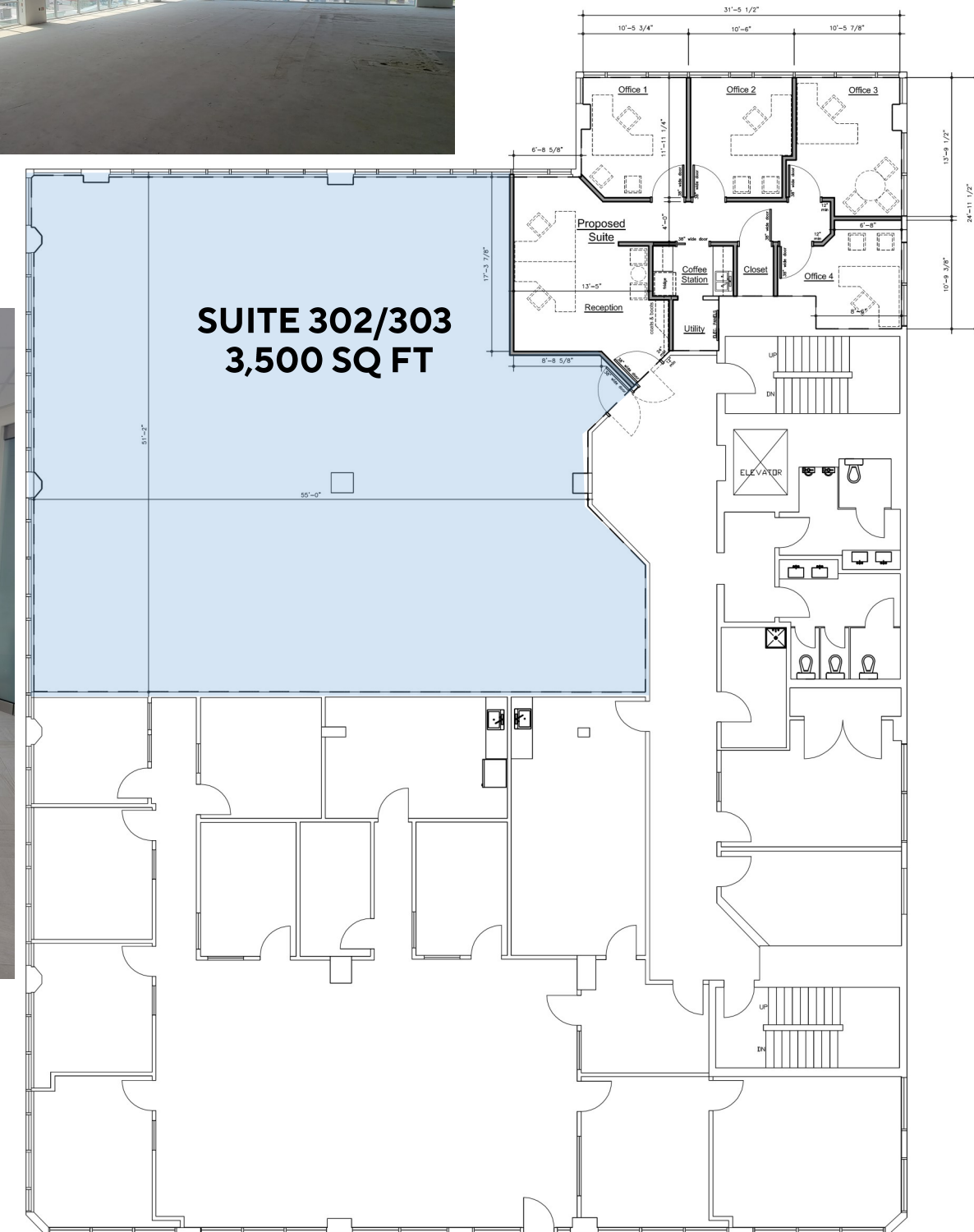
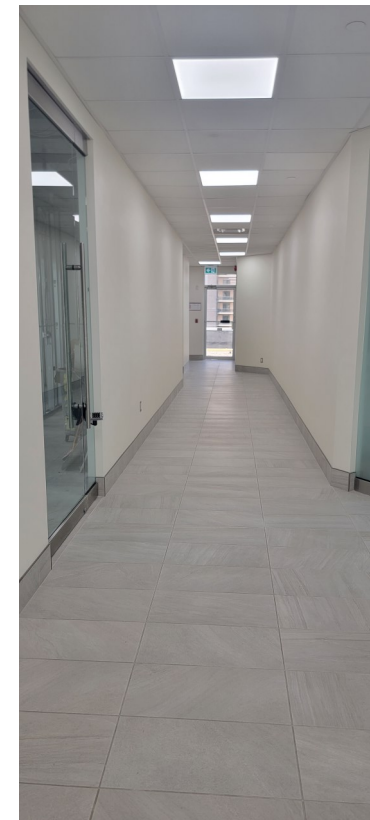
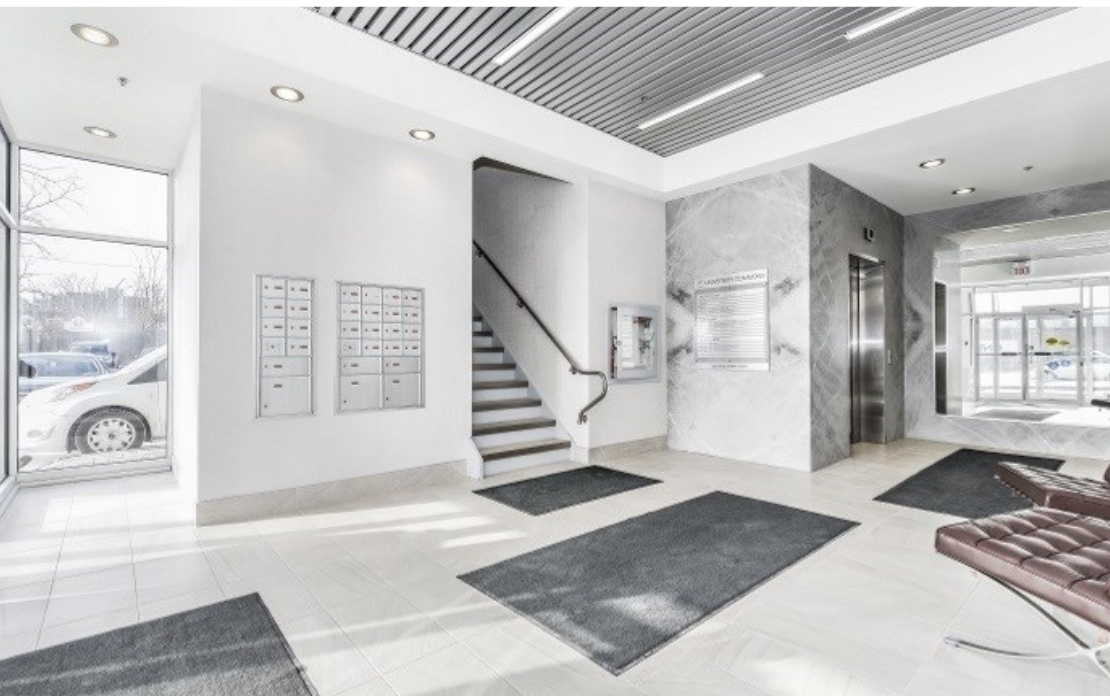
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PROFESSIONAL OFFICE SPACE

HIGHLY SOUGHT AFTER CONTEMPORARY BUILDING



AVAILABILITY

201 - 1,813 SQ FT
 207 - 7,742 SQ FT
 302/303 - 3,500 SQ FT

LEASE RATE

201 - \$17.95/SQ FT NET
 207 - \$16.95/SQ FT NET
 302/303 - \$17.95/SQ FT NET

ADDITIONAL RENT

\$15.50/SQ FT
 UTILITIES INCLUDED

ZONING

C1-81

POSSESSION

IMMEDIATE

- * Located on King Street North, near University Ave in Waterloo
- * Onsite controlled access parking included
- * Newly appointed lobby, common areas and washrooms
- * Large floor to ceiling windows with panoramic views
- * Controlled after hours access
- * Zoning allows for many uses
- * Located directly on bus route and near LRT route
- * Minutes from Hwy #85 and access to Hwy #401
- * Walking distance to Uptown Waterloo (less than 1km)
- * Walking score of 81/100

BUILDING FEATURES

- Clean and bright entrance and lobby
- Energy efficient elevator and lighting
- Independently controlled HVAC
- Main floor restaurants, many vendors to choose from
- Premium finishes
- Fibre available throughout
- Modern construction and contemporary design
- Gated/secure parking included
- On-site Parking enforcement
- Professionally managed